

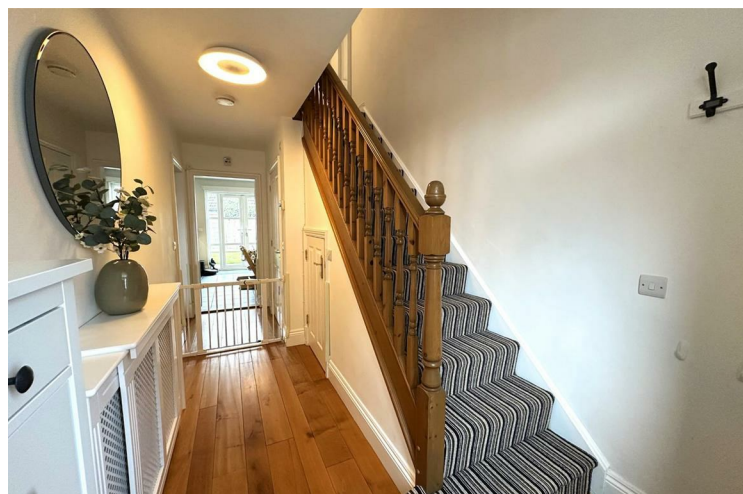


7 The Hedgerows Selby YO8 6LE

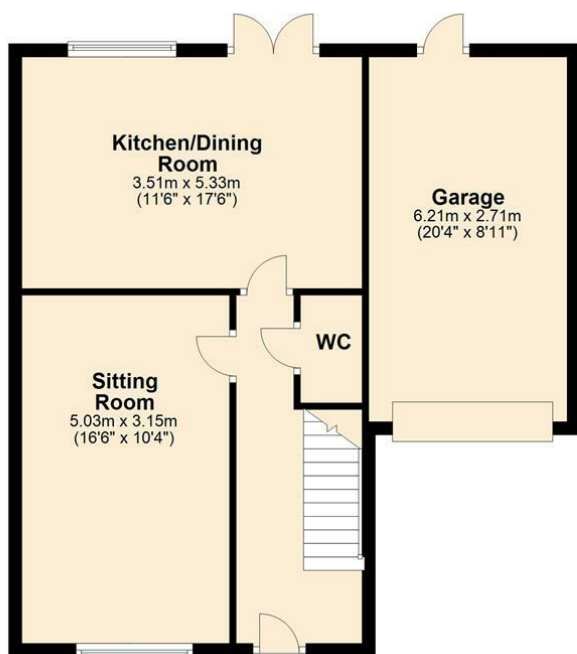
£300,000
FREEHOLD

We are pleased to welcome to the market this immaculately presented, substantial, four bedroom link-detached home in the sought after village location of Cliffe. The village offers plentiful amenities including a village shop, pub and Primary School. The property was built by the renowned local builder 'Hogg the Builder' and comprises of a welcoming entrance hallway with a useful ground floor W.C, a spacious sitting room and a kitchen / diner to the rear. To the first floor there is a large master bedroom with en-suite and an additional double bedroom to the front elevation. On the second floor there is a family bathroom and two further double bedrooms. Internally, the property also has benefit of fitted blinds to some rooms, which will remain. Outside the property benefits from a single garage that has been converted into a fully equipped gym, a driveway and a fully enclosed, private rear garden. An internal inspection is highly recommended to fully appreciate the spacious living accommodation that this property has to offer.

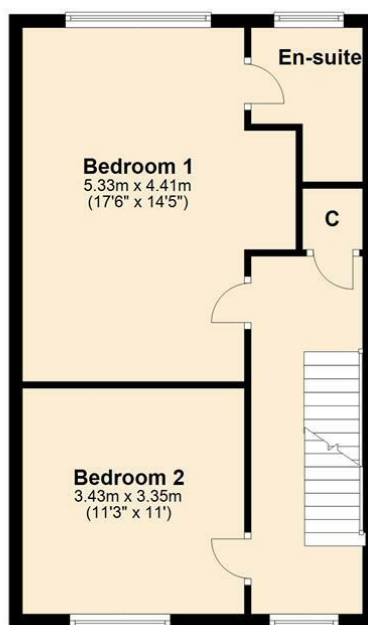
EPC:



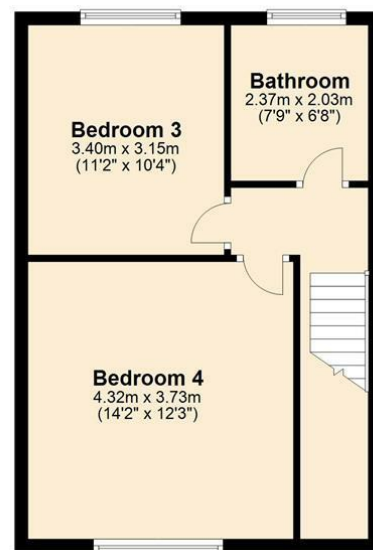
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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